Local Policing Support Team

Your Ref: DC/23/1933 Our Ref: LM/HOR/23/017A Date 21st November 2023

Contact Name: Lee Melbourne

Dear Planning Officer,

RE: 20 Piries Place Horsham West Sussex RH12 1EH

Thank you for your correspondence of the 21st of November 2023, advising me of a planning application for the variation of condition 3 of previously approved application reference DC/21/0649 (Variation of Condition 3 of DC/16/2506, as amended by DC/17/1522) relating to Unit 20 (trading as The M Bar) to align with the opening hours of unit 19 and updating Condition 27 imposed on DC/21/0649 (Noise Management Plan) at the above location, for which you seek advice from a crime prevention viewpoint.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

This planning application is seeking to align the opening and trading times for the M bar across Units 19 to 20 Piries Place, Horsham West Sussex

I note the following comments as indicated within the accompanying planning statement:

In 2022 M Bar extended its trading activities into the ground floor of Unit 20 in addition to Unit 19 and has integrated the two units on the ground floor, with both units now trading as "the M Bar". The first floor of unit 20 is used for storage only and is non customer facing, and approximately 1/3 of the ground floor is used for storage and stairway access. The remaining 2/3 of the ground floor is now used as a trading area for the use of customers. Unit 20 does not have the same extended trading hours as Unit 19.

Planning Officer
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

This proposal seeks to ensure that the small ground floor area of Unit 20 that is internally joined to Unit 19 can trade with the same hours. The additional capacity of this ground floor space is for no more than 40 people. It is mostly used for private events and functions, and it is imperative to the financial economics of the bar that those events can run to the same weekend trading hours as the adjacent unit 19. At present Unit 20 must be closed an hour earlier than Unit 19 on Fridays, Saturdays, and Bank holidays.

When the trading hours for unit 19 were approved under application DC/21/0649 it was a regulatory condition of that approval that the premises at Unit 19 should operate in strict adherence to "The M Bar Friday and Saturday Late-night noise Management Plan. "Noise Management Plan." The Noise Management Plan approved by condition 27 of application of application DC/21/0649 was amended and approved in respect if Unit 19 Piries place under application DISC/23/0180 (October 2023). As part of this proposal The M bar would operate within the ground floor of Unit 20 with identical terms to the Noise Management Plan that has already been approved for Unit 19 and which will apply to the whole venue. The latest plan has been reattached to this application.

I refer the applicant to previous correspondence from this office earlier this year relating to 19 Piries Place (Planning application for the variation of condition 27 of previously approved application reference DC/1/0649 (Variation of Condition 3 of previously approved application DC/16/2506 (Partial redevelopment of Piries Place for mixed uses), as amended by DC/17/1522, relating to Unit 19 (trading as The M Bar) to allow opening between 8am and 2am Fridays, Saturdays, and Bank Holidays (retaining permitted opening hours on other days) to allow revised location and management hours of smoking area) Under Ref: DC/23/1410 dated the 27th of July 2023.

Under Our Ref: LM/HOR/23/12A dated the 27th of July 2023 I made the following comments which still remain a concern from a crime prevention perspective in relation to this latest planning application:

I have reviewed the accompanying noise management plan and I note the following point made in relation to the smoking area:

After 22.00 Smokers will be asked to keep noise at a minimum and we will implement a '3 strike rule', 3 warnings to keep noise at a minimum otherwise guest will be asked to leave, a maximum of 45 guest's would be allowed out at any one time in the smoking area between the times of 22.00-01.45. At 01.45pm the smoking area will be closed leaving only an exit for guests to slowly leave the venue.

From a crime prevention perspective - my main concern is that of noise as ultimately 45 guests could be outside the front premises at any one time (up until 01:45 hours).

As the area has a high density of surrounding residential dwellings it may cause unreasonable harm to the amenity of residents through noise and activity at unsocial hours due to guests congregating outside to smoke.

As this planning application seeks to align the opening and trading times for the M bar across the two units, it is imperative that the applicant consults directly with the licensing team at Sussex Police with regards to these proposed changes. The Sussex Police Licensing Team may have some of their own requirements to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the premises which is why it is extremely important the applicant contacts them as soon as is practicable.

Thank you for giving me an opportunity to comment.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Yours sincerely

Miss Lee A Melbourne
Designing Out Crime Officer
Sussex Police Headquarters